

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

SPECIAL MEETING

June 16, 2016

The meeting was called to order at 1:30 p.m.

Chairman Leasure began the meeting with a moment of silence and the Pledge of Allegiance. Roll was taken and the following members were present: Mr. Gary Leasure, Chair, Mr. Chuck Boso and Dr. John Dubos. Mr. Mike Linder and Ms. Julie Oyster were absent. Others present: Kim Shields, Community Development Manager; Jennifer Readler, Frost Brown Todd; Rob Donham, Public Service Superintendent; and Mary Havener, Development Assistant.

Chairman Leasure noted a quorum was present.

ITEM #1 – Gateway to Growing | Development Plan

(PID #201605020031)

Ms. Shields presented the Development Department's findings. She noted that this item was initially discussed at the last regular Planning Commission meeting on June 7, 2016 and there were numerous concerns related to the architecture of the building. Since that meeting, Staff has met with the applicant and they have presented revised materials. The overall layout of the site has not changed. It will still be accessed by two curb cuts off of Gateway Circle and the parking lots will be on the north and west sides of the building with a walking path around the eastern portion of the site.

The new proposed building will be finished primarily in EIFS with metal panels used as accent around the primary building entrance. The building also now features a stone water table around the base of all sides of the structure. The zoning text states that metal may not be used as a primary building material for elevations facing Marlane Drive or the parking areas unless approved by City Council. The text also states that buildings must have a compatible look, color and theme within the Gateway to the City PUD. Staff is supportive of the proposed metal panels as they are only utilized on the architectural feature over the primary building entrance and the color selected is muted and in character with the colors utilized on the building. Furthermore, Ms. Shields stated that staff believes that the overall architecture and materials proposed are in character with other buildings in the Gateway to the City PUD and recommended that Planning Commission make a recommendation of approval to City Council for the Development Plan with the stipulation noted in the staff report.

Mr. Robert Johnson, JH Architects, Inc., was present to speak to the item. He stated that they have met with Staff and worked out the colors. He continued that they chose a gray scheme and tried to make the base building blend in with the surrounding buildings. He continued to state that blue has been the color for this business for 30+ years, so their goal was to be able to utilize it to some degree. Working with Staff, he feels they have come to a good compromise with the way the building looks.

Being no further discussion, Mr. Boso moved to recommend approval of the Development Plan to City Council with the following stipulation:

1. Directional signage shall have a masonry base.

Dr. Dubos seconded and the vote was unanimously approved.

Having no further business, Chair Leasure adjourned the meeting at 1:33 p.m.



Mary Havener, Secretary

Gary Leasure, Chairman